



Effective 3/01/2022

<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2 )	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Minor Preliminary/Final Plat Approval		

<b>APPLICATION INFORMATION</b>			
Applicant/Owner: Mauney Investments, LLC		Phone:	
Address: P.O. Box 90453		Email: marcmauneymd@gmail.com	
City: Albuquerque	State: NM	Zip: 87199	
Professional/Agent (if any): Isaacson & Arfman, Inc.		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Owner		List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tracts A-1-B & A-1-C-1	Block:	Unit: Tract A1B:	
Subdivision/Addition: Los Pastores Shopping Center	MRGCD Map No.:	UPC Code: 101906151007740506 Tract A1C: 101906151105940505	
Zone Atlas Page(s): F-19	Existing Zoning: MXM	Proposed Zoning: None	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 2.2042	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 4625 Wyoming Blvd. NE		Between: Wyoming Blvd. NW , and: Pennsylvania Street NE	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2022-007595; PS-2022-00197			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10.31.22
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### ☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### ☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- ☒ Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
  - ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☒ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note:** Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note:** Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** Lot A-1-B & A-1-C1, Los Pastores Shopping Center  
Wyoming Blvd. north of Montgomery Blvd.

**Job Description:** Lot line adjustment plat (PR-2022-007595)

☐ **Hydrology:**

- |                             |                |             |
|-----------------------------|----------------|-------------|
| • Grading and Drainage Plan | _____ Approved | <u>X</u> NA |
| • AMAFCA                    | _____ Approved | <u>X</u> NA |
| • Bernalillo County         | _____ Approved | _____ NA    |
| • NMDOT                     | _____ Approved | <u>X</u> NA |
| • MRGCD                     | _____ Approved | <u>X</u> NA |

Renee C. Brissette  
 Hydrology Department

11/01/22  
 Date

☐ **Transportation:**

- |                                      |                |          |
|--------------------------------------|----------------|----------|
| • Traffic Circulations Layout (TCL)  | _____ Approved | _____ NA |
| • Traffic Impact Study (TIS)         | _____ Approved | _____ NA |
| • Neighborhood Impact Analysis (NIA) | _____ Approved | _____ NA |
| • Bernalillo County                  | _____ Approved | _____ NA |
| • NMDOT                              | _____ Approved | _____ NA |

\_\_\_\_\_  
 Transportation Department

\_\_\_\_\_  
 Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- |  |                |          |
|--|----------------|----------|
| • Availability Statement/Serviceability Letter | _____ Approved | _____ NA |
| • ABCWUA Development Agreement                 | _____ Approved | _____ NA |
| • ABCWUA Service Connection Agreement          | _____ Approved | _____ NA |

\_\_\_\_\_  
 ABCWUA

\_\_\_\_\_  
 Date

- ☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved
- ☐ AGIS (DXF File) \_\_\_\_\_ Approved
- ☐ Fire Marshall Signature on the plan \_\_\_\_\_ Approved

☐ **Signatures on Plat**

- |                 |           |          |
|-----------------|-----------|----------|
| • Owner(s)      | _____ Yes |          |
| • City Surveyor | _____ Yes |          |
| • AMAFCA**      | _____ Yes | _____ NA |
| • NM Gas**      | _____ Yes |          |
| • PNM**         | _____ Yes |          |
| • COMCAST**     | _____ Yes |          |
| • MRGCD**       | _____ Yes | _____ NA |

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** Lot A-1-B & A-1-C1, Los Pastores Shopping Center  
Wyoming Blvd. north of Montgomery Blvd.

**Job Description:** Lot line adjustment plat

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> _____ NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> _____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> _____ NA
• Bernalillo County	_____ Approved	<u>X</u> _____ NA
• NMDOT	_____ Approved	<u>X</u> _____ NA

Ernest Armijo  
Transportation Department

10/11/2022  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____ Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	_____ NA
• ABCWUA Service Connection Agreement	_____ Approved	_____ NA

\_\_\_\_\_  
ABCWUA

\_\_\_\_\_  
Date

☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved

☐ AGIS (DXF File) \_\_\_\_\_ Approved

☐ Fire Marshall Signature on the plan \_\_\_\_\_ Approved

☐ **Signatures on Plat**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	_____ Yes	
• PNM**	_____ Yes	
• COMCAST**	_____ Yes	
• MRGCD**	_____ Yes	_____ NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

**FORM S: PRE-APPROVALS/SIGNATURES**

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

**Legal Description & Location:** Lot A-1-B & A-1-C1, Los Pastores Shopping Center  
Wyoming Blvd. north of Montgomery Blvd.

**Job Description:** Lot line adjustment plat (PR-2022-007595)

☐ **Hydrology:**

• Grading and Drainage Plan	_____	Approved	_____	NA
• AMAFCA	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA
• MRGCD	_____	Approved	_____	NA

\_\_\_\_\_  
Hydrology Department

\_\_\_\_\_  
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____	Approved	_____	NA
• Traffic Impact Study (TIS)	_____	Approved	_____	NA
• Neighborhood Impact Analysis (NIA)	_____	Approved	_____	NA
• Bernalillo County	_____	Approved	_____	NA
• NMDOT	_____	Approved	_____	NA

\_\_\_\_\_  
Transportation Department

\_\_\_\_\_  
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____	Approved	<u>  X  </u>	NA
• ABCWUA Development Agreement	_____	Approved	<u>  X  </u>	NA
• ABCWUA Service Connection Agreement	_____	Approved	<u>  X  </u>	NA

Grant Magnanelli  
ABCWUA

10/12/22  
Date

☐ Infrastructure Improvements Agreement (IIA\*) \_\_\_\_\_ Approved

☐ AGIS (DXF File) \_\_\_\_\_ Approved

☐ Fire Marshall Signature on the plan \_\_\_\_\_ Approved

☐ **Signatures on Plat**

• Owner(s)	_____	Yes	
• City Surveyor	_____	Yes	
• AMAFCA**	_____	Yes	_____ NA
• NM Gas**	_____	Yes	
• PNM**	_____	Yes	
• COMCAST**	_____	Yes	
• MRGCD**	_____	Yes	_____ NA

\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application





October 31, 2022

Ms. Jolene Wolfley  
DRB Chair  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, NM 87103

**RE: PR-2022-007595 – Los Pastores  
Final Plat Application**

Dear Ms. Wolfley:

Isaacson & Arfman, Inc. acting as agents for Mauney Investments, LLC, the Developer of the above referenced project, is submitting this application for approval of final plat.

The plat is being processed as a minor plat action to create a minor adjustment to the lot line between Tracts A-1-C-1 and Tract A-1-B. All adjacent public improvements, including the sidewalks and private accessways are in place.

If you have questions regarding this submittal, please email me at [freda@iacivil.com](mailto:freda@iacivil.com).

Thank you.

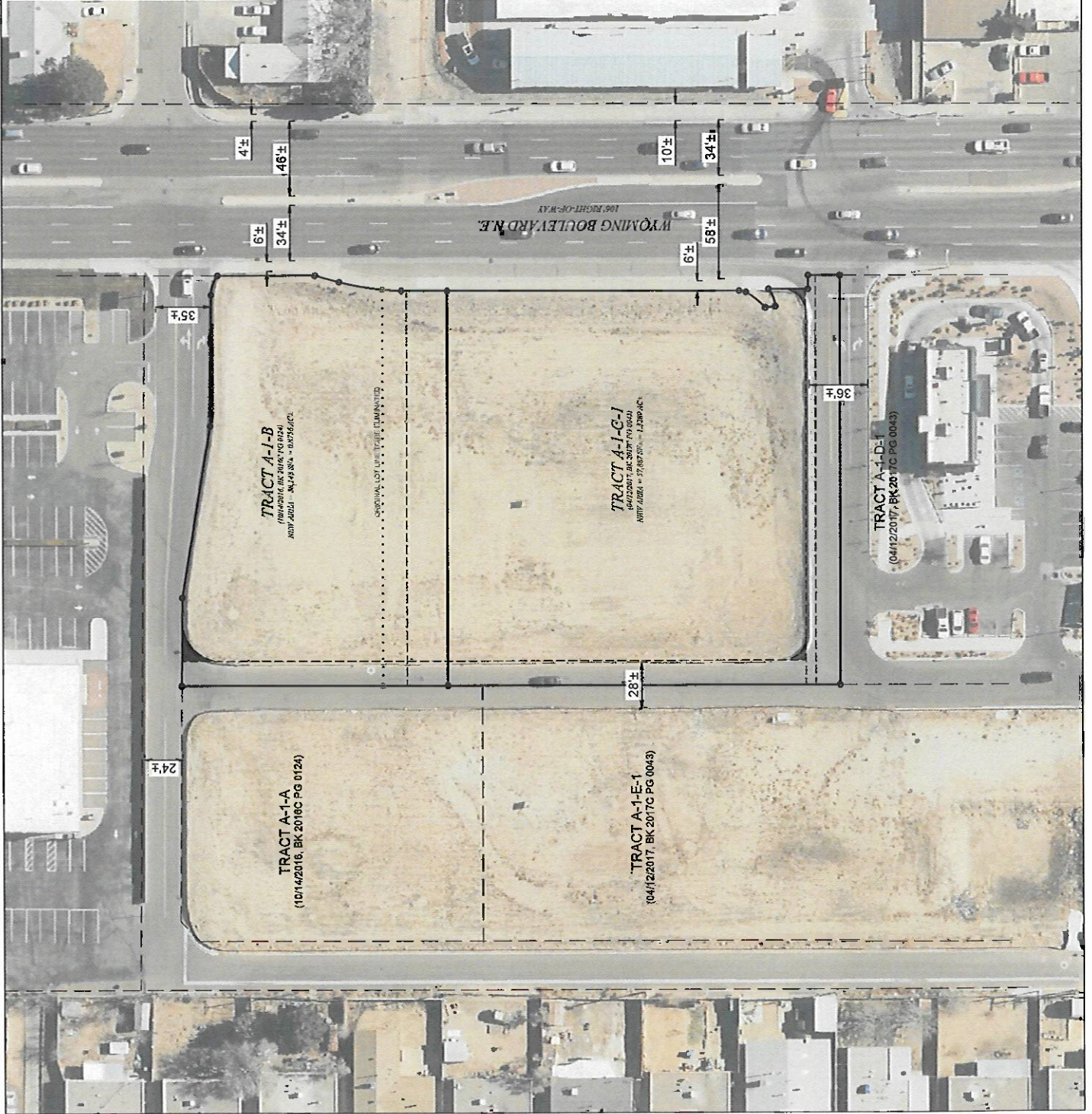
Sincerely,  
**ISAACSON & ARFMAN, INC.**

  
Fred C. Arfman, P.E.

Attachments

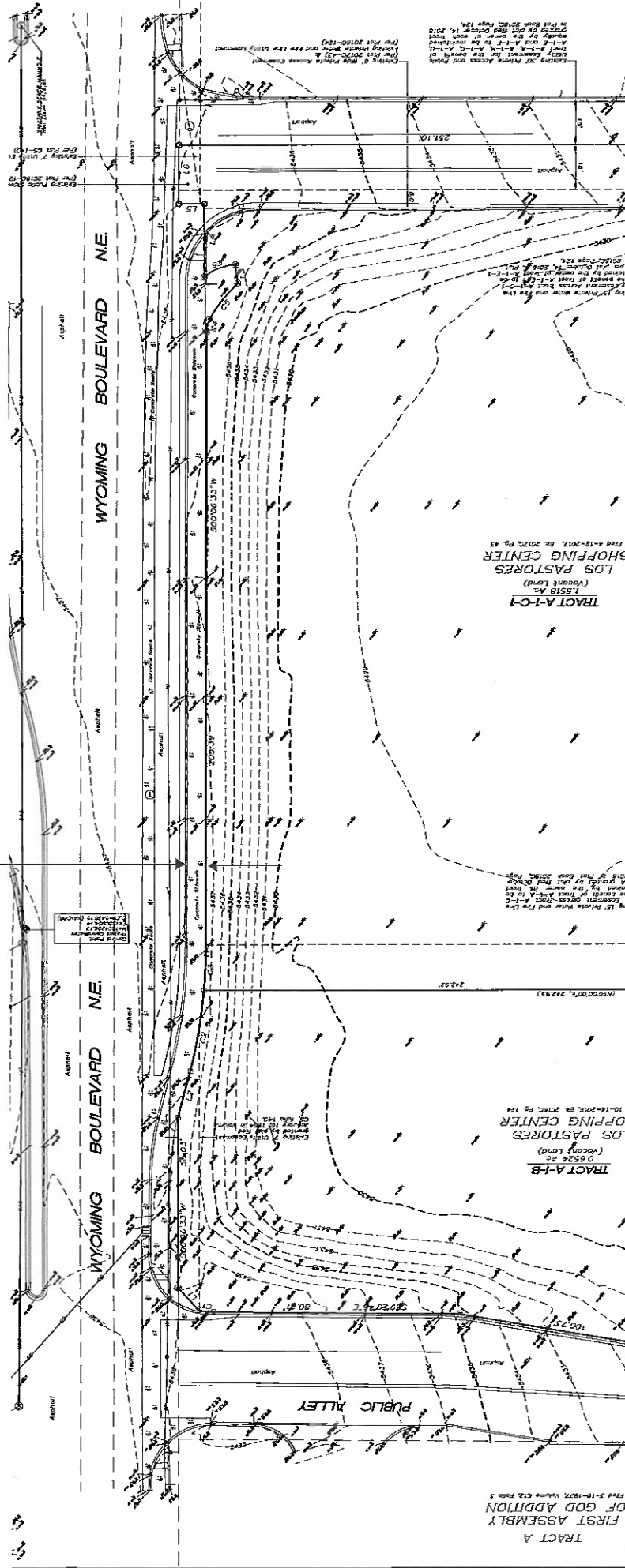


# SITE SKETCH FOR TRACT A-1-B AND A-1-C-1 LOS PASTORES SHOPPING CENTER





Existing 6' Public  
Sidewalk



# SIDEWALK EXHIBIT

## Los Pastores Subdivision

### PR-2022-007595



Ruth Lozano &lt;ruthl@iacivil.com&gt;

---

## Public Notice Inquiry Sheet Submission

1 message

---

**webmaster@cabq.gov** <webmaster@cabq.gov>

Mon, Oct 31, 2022 at 8:41 AM

Reply-To: ruthl@iacivil.com

To: Office of Neighborhood Coordination &lt;ruthl@iacivil.com&gt;

Cc: ONC@cabq.gov

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson &amp; Arfman Inc

Company Address

128 Monroe St NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tracts A1B &amp; A1C1, Los Pastores Shopping Center

Physical address of subject site:

4625 Wyoming Blvd. NE

Subject site cross streets:

Wyoming Blvd. NE &amp; Pennsylvania St NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-19

Captcha

x

---

 **Zone Map F-19.pdf**  
173K



Ruth Lozano &lt;ruthl@iacivil.com&gt;

---

**4625 Wyoming Blvd. NE Public Notice Inquiry Sheet Submission**

1 message

Carmona, Dalaina L. &lt;dcarmona@cabq.gov&gt;

Mon, Oct 31, 2022 at 9:55 AM

To: "ruthl@iacivil.com" &lt;ruthl@iacivil.com&gt;

**PLEASE NOTE:**

**The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.**

Dear Applicant:

As of Monday, October 31, 2022, there are **NO** neighborhood associations to notify.

Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.





*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** webmaster@cabq.gov <webmaster@cabq.gov>

**Sent:** Monday, October 31, 2022 8:41 AM

**To:** Office of Neighborhood Coordination <ruthl@iacivil.com>

**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>

**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ruth Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman Inc

Company Address

128 Monroe St NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tracts A1B & A1C1, Los Pastores Shopping Center

Physical address of subject site:

4625 Wyoming Blvd. NE

Subject site cross streets:

Wyoming Blvd. NE & Pennsylvania St NE

Other subject site identifiers:

This site is located on the following zone atlas page:

F-19

Captcha

x

---

 **Zone Map F-19.pdf**  
173K



City of Albuquerque - Planning Department  
 600 2<sup>nd</sup> St. NW, Suite 300  
 Albuquerque, New Mexico 87102  
[www.cabq.gov/planning](http://www.cabq.gov/planning)  
[planningdepartment@cabq.gov](mailto:planningdepartment@cabq.gov)

Updated 11/2/2020

### SENSITIVE LANDS ANALYSIS FORM

The following administrative instructions outline submittal requirements that must accompany an application for subdivision of land or site design, as applicable, for sensitive lands (ref. §14-16-5-2 of the IDO). The analysis should be conducted and signed by the professional(s) skilled in that landform, i.e., civil engineer, landscape architect, or geotechnical engineer.

Applications must include:

1. An inventory of each sensitive land feature, including:
  - a. Location of features on a scaled map overlaid on an aerial photo;
  - b. Photographs to capture all angles of the feature(s);
  - c. Pertinent dimensional descriptions (see detail in table); and
  - d. Other details (see table).
2. For each sensitive land featured, identify those features that will be saved. Identify how the feature will be protected during construction. For any features that will not be saved, provide justification as to why it is not practicable to save this feature.

Sensitive Lands Table

FEATURE	MAP LOCATION	PHOTOS	DIMENSIONS	OTHER DETAILS
Floodplains and flood hazard areas	X			FEMA map, LOMR
Steep slopes	X	X	Percentage or vertical to horizontal rise	Description of erosive forces
Unstable soils	X	X	Geotechnical report ref. existence of clay, blowing sand, and/or high-water table	Description of soil characteristics
Wetlands (constant supply of water)	X	X		Description of animal and plant species in ecosystem
Arroyos	X	X	Historical CFS Side slopes Width and depth	Identify the arroyo in the natural drainage system
Irrigation facilities (acequias)	X	X	Height and width of levee Location of tope of slope Is it a community or MRGCD facility?	Identify the acequia in the irrigation system
Escarpment	X	X	Slope Length	Existence of petroglyphs; description of escarpment face
Rock outcroppings	X	X	Height, length and width	Describe co-existence of trees and shrubs
Large stands of mature trees	X	X	Trunk caliper by species Number in each cluster Native species and non-native species?	Identify tree species and health <i>*Evaluation of City Forester required</i>
Archeological sites	X			>5 acres, archeological certificate



The Sensitive Lands Analysis is based on these Comprehensive Plan Goals:

#### POLICY 11.3.1

**Natural and Cultural Features:**

Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

- a) Minimize negative impacts and maximize enhancements and design that complement the natural environment, particularly features unique to Albuquerque, in development and redevelopment in light of the relationship to and effect upon the following:
  - i. Indigenous vegetation and other materials appropriate to landscapes;
  - ii. Topography and landscape features such as arroyos, the Rio Grande and Bosque, the foothills, and escarpments;
  - iii. Soils and erosion potential;
  - iv. Colors and textures of the natural environment; and
  - v. Scenic views from the public right-of-way
- b) Minimize the visibility of structures in highly scenic areas and on the western horizon as seen throughout the city through building design and materials that blend with the natural colors of the landscape and limit reflectivity.
- c) Protect important views from public rights-of-way through regulations on street orientation, site layout, building height, and signs.
- d) Encourage site design that enhances and leverages views to cultural landscapes.
- e) Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.
- f) Plat single-loaded streets to maintain scenic edges next to Open Space.
- g) Encourage reconstruction and revegetation to a natural setting.

11.3.1.1 Adopt site development standards and/or view protection overlays for orientation of new streets, building and wall height and placement, massing, frontage, color, signs, utilities, and/or tree preservation as needed to protect cultural landscapes and significant views from the public right-of-way along key corridors. [ABC]

#### POLICY 11.3.3

**Bosque:** Regulate development on adjacent lands to preserve and enhance the Bosque as an important cultural landscape that contributes to the history and distinct identity of the region, as well as nearby neighborhoods. [ABC]

- a) Minimize grading, changes to natural topography, and land disturbance to preserve natural features.
- b) Encourage reconstruction and revegetation to a natural setting on lands adjacent to the Bosque.

#### POLICY 11.3.6

**Volcano Mesa:** Preserve open space, natural and cultural landscapes, and other features of the natural environment within Volcano Mesa. [A]

- a) Respect Albuquerque's culture and history, including Hispanic and Native American, through context-sensitive development.
- b) Encourage development that is sensitive to the open, natural character of the area and geological and cultural conditions.
- c) Protect important views, vistas, and view corridors from within Volcano Mesa to the Rio Grande basin, across the city of Albuquerque, and to the Sandia Mountains.
- d) Protect the area's natural and archaeological resources, including the Monument and significant rock outcroppings, while encouraging urban development in the Volcano Heights Urban Center to create a vibrant, walkable district with an identity, character, and sense of place inextricably linked to the volcanic landscape.